

**STAYTON PLANNING COMMISSION**  
**MEETING MINUTES**  
**December 27, 2010**

**COMMISSIONERS:** Michelle Wonderling –Chairperson, Ellen Nunez, Carl Sampson, Doug Cudahey, Ralph Lewis, David Quillin

**STAFF MEMBERS:** Dave Kinney, Public Works Director

**OTHERS PRESENT:** Shannon Turerk, Gerry Aboud, Scott and Melissa Vigil

**1. CALL TO ORDER:** Chair Wonderling opened the meeting at 7:00 p.m.

**2. APPROVAL OF MINUTES:**

Cudahey moved and Lewis seconded that the minutes of November 29, 2010 be approved as presented. The motion was approved by a vote of 5:0 with one abstention (Nunez).

**3. Public Hearing- Land Use File # 15-12/10, Conditional Use Application, Bozumont One LLC, 281 N 3<sup>rd</sup> Ave, health and fitness center.**

**a. Commencement of the Public Hearing:** Chair Wonderling read the opening statement and asked if there are any conflicts of interests. Nunez declared that her family owns the adjacent building, but that she believes she has no conflict of interest or bias in the case.

**b. Staff Introduction:** Kinney introduced the case before the Commission.

**c. Applicant's Testimony:** Shannon Turerk, introduced himself and explained that the application is to establish a health and fitness center (CURVES) at the location of a former restaurant at the corner of 281 N 3<sup>rd</sup> Ave at the corner of E Ida St. The project scope is small. No change in the exterior of the structure is proposed. The plan is to add a restroom and changing room and remove a partition wall.

**d. Staff Report:** Kinney presented the staff report with a recommendation for approval. Neither the Planning Department nor Public Works Department raised any concerns regarding compliance with criteria or standards in the Code.

**e. Questions from the Commission:** There were no questions from the Commission members.

**f. Proponents' Testimony:**

Gerry Aboud, E. Kathy Street, Stayton testified that the proposed CURVES relocation will fill a vacant building downtown and the project will be beneficial to all downtown business owners.

**g. Opponents' Testimony:** There was none.

**h. Governmental Agencies:** There was none.

**i. General Testimony:** There was none.

**j. Questions from the Public:** There were none.

**k. Questions from the Commission:** There were none.

**l. Applicant's Summary:** Mr. Turerk noted that CURVES has already terminated their lease on N. 1<sup>st</sup> Avenue before they made the decision to relocate to 3<sup>rd</sup> Avenue.

- m. Staff Summary:** The staff had nothing more to add.
- n. Close of Hearing:** Chair Wonderling closed the hearing at 7:10 pm.
- o. Commission Deliberations:** The Commissioners briefly commented the project complies with City requirements.
- p. Commission Decision:** Quillin moved, seconded by Lewis, that the Planning Commission approve the application for Conditional Use of Bozemon One LLC (Land Use File #15-12/10) and adopt the draft order as written. The motion passed unanimously.

#### 4. ADJOURN

Chair Wonderling presented a plaque to Dave Quillin for his years of service as a member of the Planning Commission. Mayor Aboud also thanked Commissioner Quillin for his service and extended his appreciation to all the Planning Commissioners for working on behalf of the community.

The meeting adjourned at 7:12 pm.

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Michelle Wonderling,  
Planning Commission Chairperson

Date

#### ATTEST

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Dan Fleishman,  
City Planner

Date

Minutes prepared by David Kinney, Public Works Director